

**BEFORE THE PLANNING COMMISSION FOR  
THE CITY OF BEAVERTON, OREGON**

**After recording return to:**  
City of Beaverton, City Recorder:  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF A	)	ORDER NO. 2425
SIDEWALK DESIGN MODIFICATION APPLICATION TO RETAIN	)	SDM2015-0008 ORDER APPROVING
EXISTING SIDEWALKS THAT DO NOT MEET CURRENT	)	STANDARD BAG INDUSTRIAL BUILDING 2
STANDARDS (STANDARD BAG INDUSTRIAL BUILDING 2),	)	
VLMK ENGINEERING + DESIGN, APPLICANT.	)	

The matter came before the Planning Commission on September 30, 2015, on a request for approval of a Sidewalk Design Modification application to retain the existing five (5) foot wide curb tight sidewalks on the subject site. The subject property is located on and to the west of 1800 SW Merlo Drive and is specifically identified as Tax Lots 100, 300, 400, 500 and 600 on Washington County Assessor's Map 1S1-06DD.

Pursuant to Ordinance 2050 (Development Code), Section 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission raised concerns that the applicant did not present sufficient findings to show a hardship or special condition which existed in order to approve the request to maintain the existing five (5) foot wide sidewalk with no planter strip or street trees. The Commission found that the applicant had not provided adequate findings to approve the request for a Sidewalk Design Modification to retain the existing five (5) foot

wide curb tight sidewalks, affirming staff's recommendation of denial of the Sidewalk Design Modification.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated September 23, 2015, Supplemental Memorandum dated September 30, 2015 and the findings contained therein, as applicable to the approval criteria contained in Section 40.58.15.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT SDM2015-0008** is **DENIED** based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated September 23, 2015, Supplemental Memorandum dated September 30, 2015, and this Land Use Order.

Motion **CARRIED**, by the following vote:


<b>AYES:</b>	Wilson, Maks, Kroger, Doukas, Nye, Overhage, and Winter.
<b>NAYS:</b>	None.
<b>ABSTAIN:</b>	None.
<b>ABSENT:</b>	None.

Dated this 8<sup>th</sup> day of October, 2015.

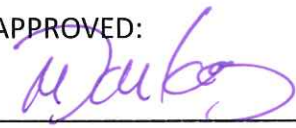
To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2425 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:00 p.m. on October 19, 2015.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

  
\_\_\_\_\_  
JANA FOX  
Associate Planner

APPROVED:

  
\_\_\_\_\_  
MIMI DOUKAS  
Chair

  
\_\_\_\_\_  
SANDRA MONSALVE, AICP  
Planning Manager